

Memorandum

MIAMI-DADE
COUNTY

Date: July 17, 2012

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

Agenda Item No. 5(K)

From: Carlos A. Gimenez
Mayor



Subject: Resolution approving the Plat of CIRCLE CREEK APARTMENTS

Recommendation

The following plat is hereby submitted for consideration by the Board of County Commissioners for approval. This plat is bounded on the north by SW 260 Street, on the east by SW 144 Avenue and 144 Avenue Road, on the south by SW 262 Street, and on the west approximately 760 feet east of SW 147 Avenue. The Miami-Dade County Plat Committee, comprised of representatives from the Florida Department of Transportation, the Florida Department of Health, the Miami-Dade County School Board and Miami-Dade County Departments of Fire Rescue, Parks, Recreation and Open Spaces, Regulatory and Economic Resources, Public Works and Waste Management, and Water and Sewer, recommends approval and recording of this plat.

Scope

This plat is located within the boundaries of Commission District 8.

Fiscal Impact /Funding Source

If this plat is approved, the fiscal impact to the County would be approximately \$200.00 per year for the annual maintenance cost of those portions of SW 260 and 262 streets once the roads are constructed adjacent to the project which will be funded through Public Works and Waste Management General Fund allocation.

Track Record/Monitor

The Department of Regulatory and Economic Resources, Development Services Division administers the processing of plats and waivers of plat and the person responsible for this function is Raul A. Pino, PLS.

Background

CIRCLE CREEK APARTMENTS (T-23212)

- Located in Section 27, Township 56 South, Range 39 East
- Commission District: 8
- Zoning: NCUC
- Proposed Usage: 100 Multi family residences
- Number of parcels: 1
- This plat meets concurrency

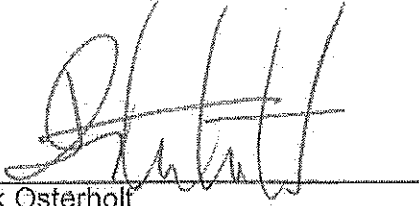
Plat Restrictions

- That SW 260th Street, SW 262nd Street, SW 144th Avenue and SW 144th Avenue Road, as illustrated on the plat, together with all existing and future planting, trees, shrubbery and fire hydrants thereon, are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns, the reversion or reversions thereof whenever discontinued by law.
- That individual wells shall not be permitted within this subdivision, except for swimming pools, sprinkler systems and/or air conditioners.
- That the use of septic tanks will not be permitted within this subdivision, unless approved for temporary use, in accordance with County and State regulations.

- That all new electric and communication lines, except transmission lines, within this subdivision, shall be installed underground.

Developer's Obligation

- Mobilization, clearing-grubbing, paving and drainage, milling, resurfacing, sidewalks, curb and gutter, valley gutter, curb, traffic control signs, striping, detectable warning devices, lighting, landscaping and monumentation. Bonded under bond number 7852 in the amount of \$187,913.00.

A handwritten signature in black ink, appearing to read "J. Osterholt", written over a horizontal line.

Jack Osterholt
Deputy Mayor

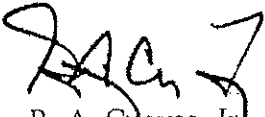


MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

DATE: July 17, 2012


FROM: R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 5(K)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☒ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous____) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(K)
7-17-12

RESOLUTION NO. _____

RESOLUTION APPROVING THE PLAT OF CIRCLE CREEK APARTMENTS, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 56 SOUTH, RANGE 39 EAST (BOUNDED ON THE NORTH BY SW 260 STREET, ON THE EAST BY SW 144 AVENUE AND 144 AVENUE ROAD, ON THE SOUTH BY SW 262 STREET, AND ON THE WEST APPROXIMATELY 760 FEET EAST OF SW 147 AVENUE)

WHEREAS, Country View, LLC, a Florida limited liability company, has this day presented to this Board a plat of certain lands lying in Miami-Dade County, Florida, said plat to be known as CIRCLE CREEK APARTMENTS, the same being a replat of portions of Lots 1 and 2 of "M. C. R. Industrial Park", according to the plat thereof, as recorded in Plat Book 148, at Page 41, of the Public Records of Miami-Dade County, Florida, lying and being in the Southwest 1/4 Section 27, Township 56 South, Range 39 East, Miami-Dade County, Florida, and it appears that all requirements of law concerning said plat insofar as the authority of this Board is concerned have been complied with,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that said plat is hereby approved; that the dedication of the streets, alleys and other rights-of-way however designated or depicted on said plat is hereby accepted; that the Miami-Dade County Plat Restrictions as listed on said plat are approved and are to be enforced; that approval of the plat is not a waiver of any zoning regulations and that the requirements of the zoning existing on this land at the time this Resolution is approved shall be enforced whether or not the

various parcels on this plat conform to those requirements; this approval is conditioned upon the proper execution of all documents required by the County Attorney's Office.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Joe A. Martinez, Chairman	
Audrey M. Edmonson, Vice Chairwoman	
Bruno A. Barreiro	Lynda Bell
Esteban L. Bovo, Jr.	Jose "Pepe" Diaz
Sally A. Heyman	Barbara J. Jordan
Jean Monestime	Dennis C. Moss
Rebeca Sosa	Sen. Javier D. Souto
Xavier L. Suarez	

The Chairperson thereupon declared the resolution duly passed and adopted this 17th day of July, 2012. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

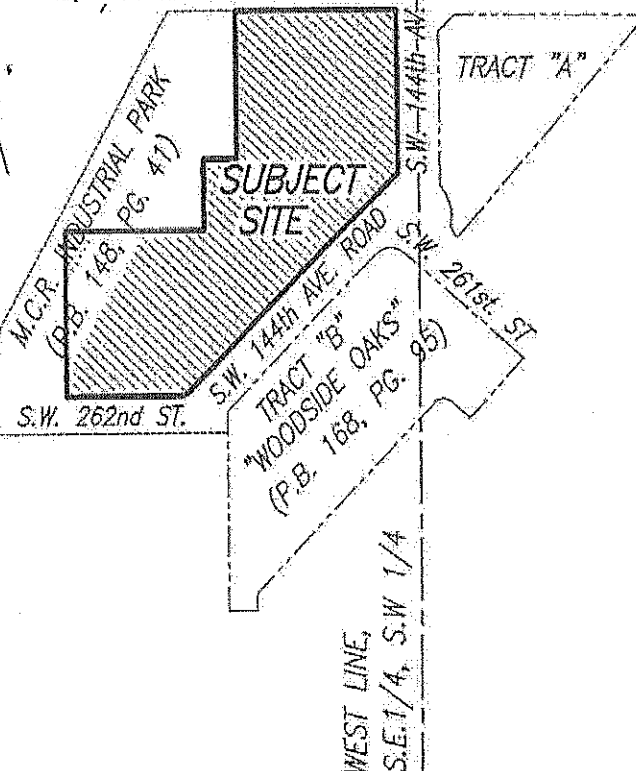
Approved by County Attorney as
to form and legal sufficiency.

JM

John A. McInnis

S.W. 147th AVENUE

S.W. 260th STREET



S.W. 1/4 CORNER
SECTION 27-56-39

CIRCLE CREEK APARTMENTS

(T-23212)

SEC. 27, TWP. 56 S, RGE. 39 E.